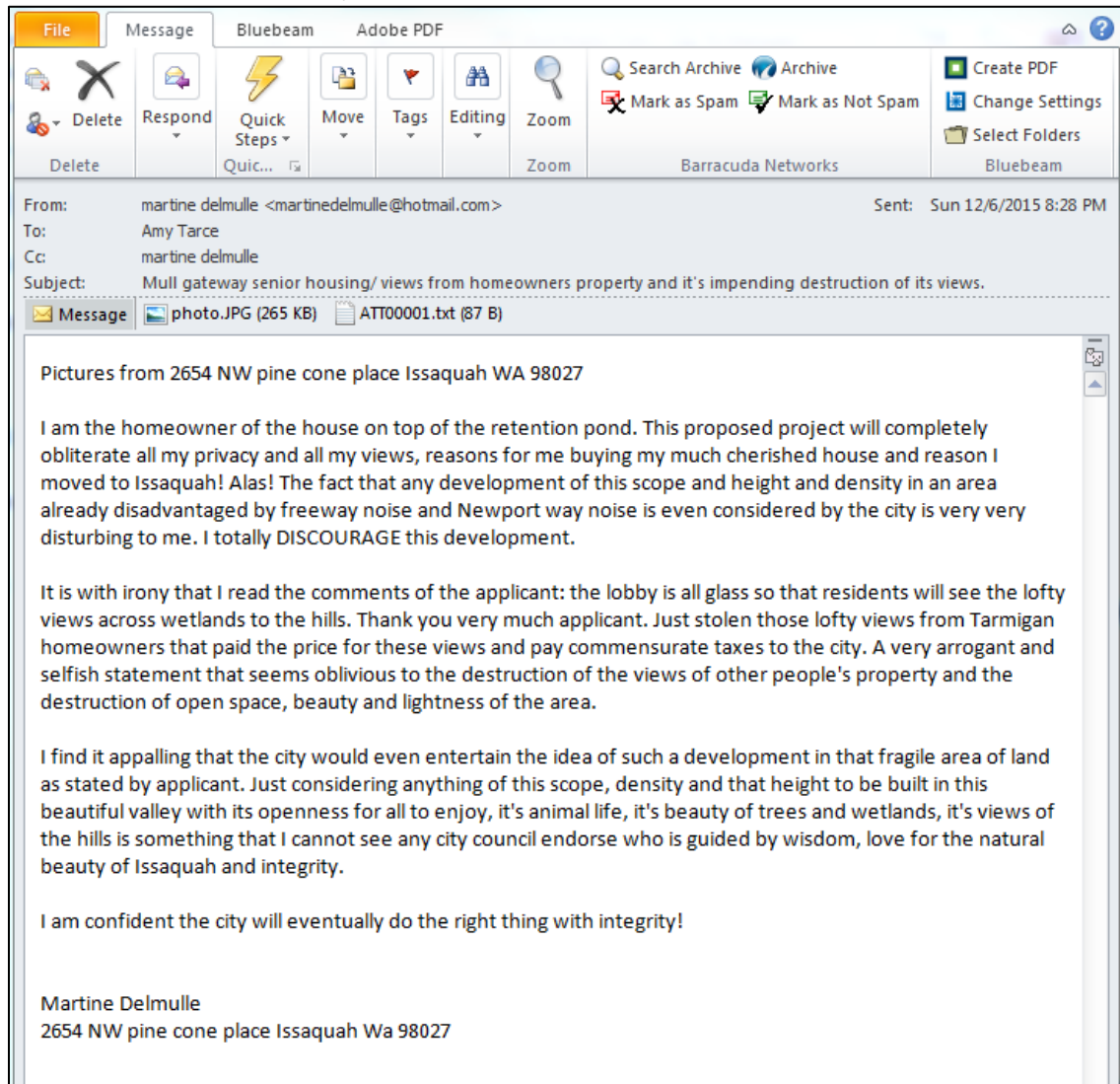
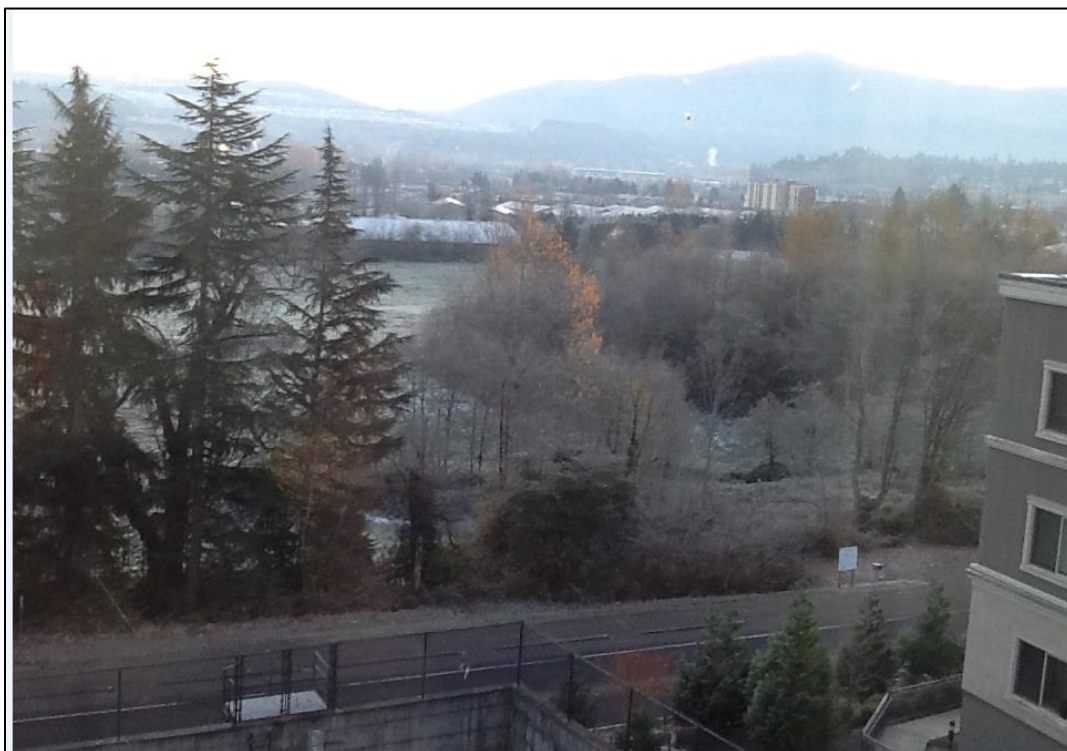
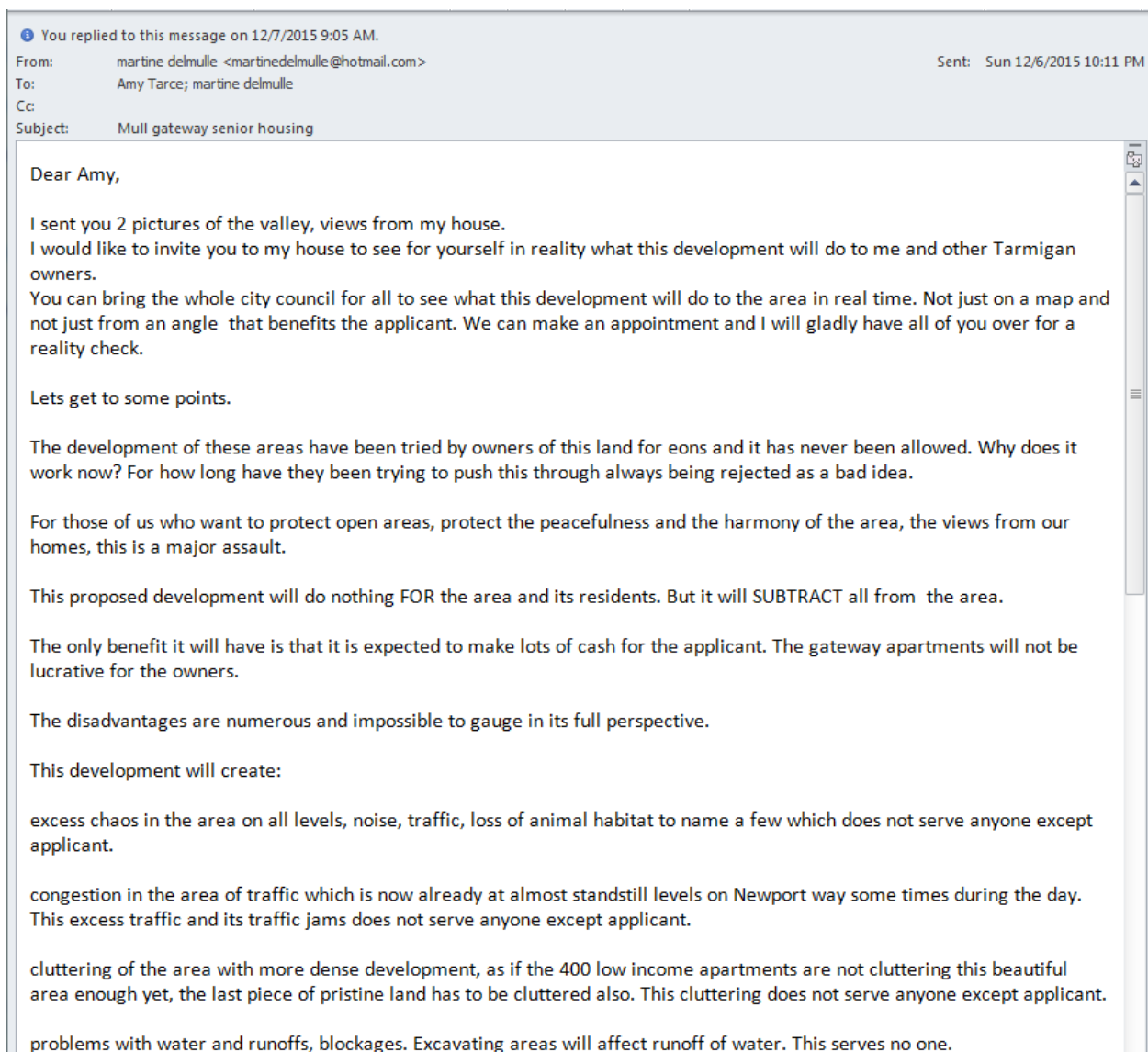
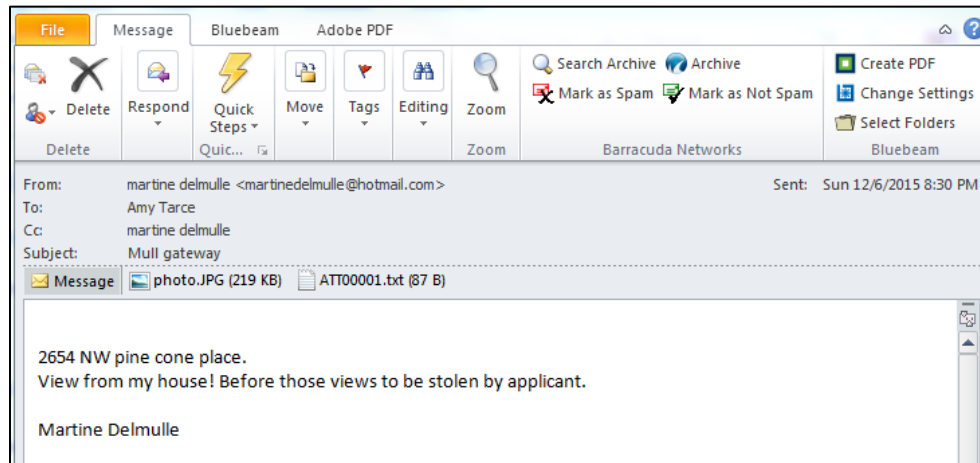


Martine Delmulle comments, 12.6.15





Martine Delmulle comments, 12.6.15



problems with water and runoffs, blockages. Excavating areas will affect runoff of water. This serves no one.

noise pollution which is already at all time highs for Tarmigan residents. I already sleep each night with earplugs. I do not know if I can take additional noise from more Newport way traffic. Noise pollution has a linear correlation with stroke propensity. I guess great for seniors. Not to speak of the loud sirens of ambulances day and night to this home for seniors whenever a little something goes wrong. Does anyone in the city have any empathy capacity for the people who live on Newport way? Or is it just profit that is the driving motor for continuous development of each bare piece of land?

loss of value for properties in the area as views are stolen from those who paid for them and instead of views a solid wall of 5 stories tall is pushed into homeowner's faces.

the land is overly developed as it is a land as described by applicant that has many problems. It would be best to keep it all as wetlands, add trees and animal life and let the area be an oasis of peacefulness for those of us who carry already the heavy burden of noise from the freeway and Newport way for the rest of Issaquah and its nonstop development. Adding these developments serves no one, not the people, not the land, not the animal life except applicant.

There are rational and irrational projects.

The voice of reason should have power, not those who have the dollars.

Does the city really want to create disharmony in the area on so many levels for a few extra bucks? Does the city think it is worth to disrupt the peacefulness of the area and its harmony for a few extra bucks?

This project will create more conflict and does not serve anyone except applicant. Does the city prefer corporate profit over safeguarding the natural beauty and lightness of the area? Does the city really need these last bucks? At what expense?

In the end this is not about me but about all kinds of people, animals and land. These developments do not add anything to the area but only take away from its beauty.

I profoundly discourage the development of this last piece of pristine land and dedicate it to natural beauty, animal and tree life.

I do not want the city to deliver an amendment for the height due to grading of the area. Any height above 3 stories should never be allowed in an open and beautiful valley as Issaquah has. Paying attention to other valleys in other cities, no building of higher than 3 stories were seen. That is the voice of reason and integrity. That allows views for all people not only for those able to pay 2 million dollars for a home and live above the escalating height allowances.

Thank you for your time and your attention.

Martine Delmulle

PS: I would like to become a party of record.

Martine Delmulle

2654 NW pine cone place (not one pine nor cone to be found as city allowed whole area to be leveled of all trees)...Oh city council, where is your allegiance?
Issaquah WA 98027

martinedelmulle@hotmail.com

Amy Tarce

From: Amy Tarce
Sent: Monday, December 07, 2015 9:05 AM
To: 'martine delmulle'
Cc: Lucy Sloman
Subject: RE: Mull gateway senior housing

Ms. Delmulle,

I received all 3 of your emails, and I will send separate confirmations for the other ones. First I want to thank you for making the extra effort to share the photos with us. That definitely helps understand what views you are describing.

This project will be reviewed by the Development Commission, not the City Council. We will include your comments in the staff report to the Development Commission and you are welcome to attend the public hearing, once we have it scheduled.

I have added you as a party of record so you will be receiving the notice for the public hearing when it is set.

Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

From: martine delmulle [mailto:martinedelmulle@hotmail.com]
Sent: Sunday, December 06, 2015 10:11 PM
To: Amy Tarce; martine delmulle
Subject: Mull gateway senior housing

Dear Amy,

I sent you 2 pictures of the valley, views from my house.

I would like to invite you to my house to see for yourself in reality what this development will do to me and other Tarmigan owners.

You can bring the whole city council for all to see what this development will do to the area in real time. Not just on a map and not just from an angle that benefits the applicant. We can make an appointment and I will gladly have all of you over for a reality check.

Lets get to some points.

The development of these areas have been tried by owners of this land for eons and it has never been allowed. Why does it work now? For how long have they been trying to push this through always being rejected as a bad idea.

For those of us who want to protect open areas, protect the peacefulness and the harmony of the area, the views from our homes, this is a major assault.

This proposed development will do nothing FOR the area and its residents. But it will SUBTRACT all from the area.

Amy Tarce

From: Amy Tarce
Sent: Wednesday, December 16, 2015 2:59 PM
To: 'martine delmulle'
Cc: Lucy Sloman; Christopher Wright
Subject: RE: Containers

Ms. Delmulle,

The project that will be built on the site is not a container park. It will be a multi-family residential development with a public park and a multi-use trail that will benefit your community. It is also not intended as low-income apartments. They are meant to be market rate apartments. Calling these apartments as low-income housing would be like calling your subdivision as low-income housing also.

The proposed apartment development is consistent with the City Council's vision for this area of the City. There was a 3-year public process where city staff worked on the draft policies for the Central Issaquah Plan and provided multiple opportunities for the people in the community to provide their comments. At the end of that process, the City Council adopted the Central Issaquah Plan, which designated the area where you live today as a Village Residential zone. In the Village Residential zone, multi-family residential uses are allowed, like the Bentley House, next door to your subdivision. The City's standards do not regulate ownership, hence, a private property owner can develop their land as rental or home-ownership type units.

This project was presented to the Development Commission at a public hearing and all the facts are available in the public records. You can revisit the public hearing here:

https://www.youtube.com/watch?v=Bn_KEP1rSxM&index=7&list=PLJFSvQKbGsqG0jm5IliHMsRbjssCH9uSW
https://www.youtube.com/watch?v=O03RK_Vf7V0&index=3&list=PLJFSvQKbGsqG0jm5IliHMsRbjssCH9uSW

Thank you for letting us know your concerns.

Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

-----Original Message-----

From: martine delmulle [<mailto:martinedelmulle@hotmail.com>]
Sent: Wednesday, December 16, 2015 12:56 PM
To: Amy Tarce; martine delmulle
Subject: Containers

Sent from my iPad

> Hello Mrs. Tarce,

- >
- > Woke up to this new development this morning.
- >
- > Is the city allowing a container park to be developed on that beautiful piece of land?
- >
- > Or is this to be used as a construction site for these 400 low income apartments to be built and is this the start of the "de-beautifying " of this beautiful area that the city has in mind?
- >
- > Some concerned people have asked me. I have no answers.
- > I am sure you can see and appreciate the beauty of the area as it is. The picture speaks for itself.
- > Cluttering it up reduces its value and the value of the lands and properties for all those living around this area. The development of 400 low income apartments with its increased crime rate, traffic problems and different economic realities already reduces the property values of the land and homes in our area in a major way. We do not want this. I am sure you would not want that either for your home.
- >
- > Thank you Mrs. Tarce for your time.
- >
- > Martine Delmulle

Amy Tarce

From: Amy Tarce
Sent: Friday, January 15, 2016 11:02 AM
To: 'martine delmulle'
Subject: RE: Containers

Ms. Delmulle,

It is easy to confuse the two sites since they are next to each other. There are no construction trailers on the Senior Housing site. I have also clarified the notice to mention that it is a five story building.

I will add you to the Parties of Record for the Senior Project so you can be notified of the public hearing. I will address the issues you mentioned below at the Hearing. Do you mind providing me with your mailing address?

Thank you.

Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

-----Original Message-----

From: martine delmulle [mailto:martinedelmulle@hotmail.com]
Sent: Wednesday, January 13, 2016 1:10 PM
To: Amy Tarce
Subject: Re: Containers

Hello Mrs. Tarce,

The picture I included of the "container" is totally on the land of the senior housing development. It might not be a container, more like a wagon on wheels planted there now for several weeks.

It seems the area is not something you are very familiar with so that is why I would like to invite you again to come and see the area for yourself from our perspective here on Newport way. I will be happy to let you look at the proposed development of the 6-ish story tall building- amendment requested for height- from our perspective here and see in reality for yourself what this will do to the homeowners here and the people from the Bentley house. This will be so much more enlightening then looking at something from a map.

I also would like to mention that the papers sent to few of us on November 13th 2015 do not mention that this is to be a 5 story --without amendment- building. Everybody I talk to tells me they thought it was a 1 story building. That truth is hidden in the middle of the site plan, so if you do not carefully read all the material included, it is a very misleading notification. Hearing this is a 5-6 story building is very upsetting to all I enlighten about the truth of what would be allowed by the city to be built in that area. Just so you are aware that people have little time and read maybe one page but do not have time to scrutinize each little detail on a plan.

Hope to be able to welcome you soon to my home.

Martine

From: Amy Tarce <AmyT@issaquahwa.gov>
Sent: Tuesday, January 12, 2016 4:47 PM
To: 'martine delmulle'
Subject: RE: Containers

Ms. Delmulle,

The senior housing project has not been approved. The photo you showed of the site with the "containers" is of the Gateway Apartments, which is not the senior housing project.

However, I will go ahead and include your comments as part of the senior housing project. Thanks for the clarification.

Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

-----Original Message-----

From: martine delmulle [mailto:martinedelmulle@hotmail.com]
Sent: Tuesday, January 12, 2016 3:29 PM
To: Amy Tarce
Subject: Re: Containers

Mrs Tarce,

My comments are only written regarding the senior housing development as I am very aware that these apartments have been approved despite public comment.

So these comments should be directed towards the senior housing development. That is how they are intended and address the issues that this development is going to create.

I sent 2 emails and pictures to make the points clear.

Thank you for clarifying so that these emails will be added to other ones regarding the senior housing development and not thrown out as irrelevant.

Thank you for your time.

Martine

Sent from my iPad

> On Jan 12, 2016, at 10:30 AM, "Amy Tarce" <AmyT@issaquahwa.gov> wrote:

>

> Ms. Delmulle,

> I revisited your comments today and it dawned on me that you are commenting on the Gateway Apartments and not the Gateway Senior project. The Gateway Apartments' public comment period was closed on September 23, 2015, when the Development Commission made their decision on the project. So I will keep your comment in advisement. I encourage you to watch the public hearing since your concerns were brought up and addressed by City staff at the public hearing.

> https://www.youtube.com/watch?v=O03RK_Vf7V0&index=3&list=PLJFSvQKbGsqG0jm5IliHMsRbjssCH9uSW

>

> Thanks.

> Amy Tarce, AICP, Assoc. AIA

> Senior Planner
> City of Issaquah
> 425.837.3097 direct
>
>
> -----Original Message-----
> From: martine delmulle [mailto:martinedelmulle@hotmail.com]
> Sent: Thursday, December 17, 2015 11:23 AM
> To: Amy Tarce; martine delmulle
> Subject: Containers
>
> Mrs. Tarce,
>
> I think there was a misunderstanding in what I meant with container park. I did mean to ask how many other containers and other work material and structures will be put on the land where that container was put yesterday while all these apartments are being built.
>
> In response to the comment that the public does not object to all the development that was planned we all know that the process in which things are pushed through is very unilateral for all kinds of reasons and favors applicants. Most people, me included, have little time and have busy lives and only wake up when they see in front of them what they do not want to see. So that gets interpreted as the public does not object, which is not the case. Better statement would be: the public has no time to attend meetings so things get done despite what they want. I think that is a better interpretation of what really happens.
>
> If these apartments are to compete with all the other apartment complexes on Newport way, I wonder what the occupancy rate will be. If all are rented then that should bring about 400 to 800 more cars twice a day on Newport way. And I just read yesterday that there are more condos coming along Newport way.
> Less green, more noise, more traffic.
>
> Are buffer zones with some undeveloped land and some stretches of trees still allowed in fragile and overtaxed areas with excessive noise and traffic.
> I wonder if the development committee has lost sight of balance in the zeal of overdevelopment.
>
> Thank you for your time.
>
> Martine Delmulle
> Sent from my iPad

Amy Tarce

From: Amy Tarce
Sent: Wednesday, January 20, 2016 1:20 PM
To: 'martine delmulle'
Subject: RE: Containers

Ms. Delmulle,
Thank you for providing your address.

This is a 5 story building. I am not sure what plans you are looking at. There is only one building and it sits far back from Newport Way, and several feet down so that all you see from your property is the top of the building. This is also not a 400 unit apartment as you stated in your previous emails. It is 146 units.

I cannot address your concerns properly if your information is consistently incorrect. I hope you take the time to inform yourself correctly about the project by looking at the application materials instead of listening to your neighbors who have the wrong information.

Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

-----Original Message-----

From: martine delmulle [mailto:martinedelmulle@hotmail.com]
Sent: Wednesday, January 20, 2016 1:05 PM
To: Amy Tarce; martine delmulle
Subject: Re: Containers

Hello Mrs. Tarce,

Now that the site is outlined I can see what you were talking about.

I thought these apartments were going to be much more to the south side and the whole area in front of me was another lot. But it is actually worse as this 7 story (amendment of height to be measured from street level, hidden information in the 20 or so page long link on the city's website which I read through) massive block will have to be squeezed in between the street and that other development. Seems impossible to conceive.

I am more and more surprised each day that the city would allow such a massive and tall structure to be dumped there as a skyscraper in the middle of the valley. Do we really need another Crowley hotel/ skyscraper in the valley? Is one such structure not enough to convince everybody that this is a major mistake? How anybody can think that this is the best development that can be found or offered in the future for this land piece with its artesian wells that have been discovered and peat ground cover that will have to be removed and replaced and pile driven buildings needed due to the instability of the land, is really beyond me. I am confident this development will be thrown out and another more sensible offer will be accepted. As I said before, I do not see any benefit to this development for this area here on Newport besides material benefit for the developer. And I sure hope to discover that the Issaquah Development Committee is driven by higher standards than just monetary gain. Time will tell.

You asked for my address and here it is

MARTINE DELMULLE

2654 NW PINE CONE PLACE (NO PINE NOR CONE LEFT TO BE FOUND HERE ON PINE CONE PLACE:)) ISSAQUAH WA
98027

You are still welcome to come to my house and look at things from a real perspective.
My phone number is 425-591 4100.

Thank you Mrs. Tarce for educating me on the reality of things.

Martine

From: Amy Tarce <AmyT@issaquahwa.gov>

Sent: Friday, January 15, 2016 11:01 AM

To: 'martine delmulle'

Subject: RE: Containers

Ms. Delmulle,

It is easy to confuse the two sites since they are next to each other. There are no construction trailers on the Senior Housing site. I have also clarified the notice to mention that it is a five story building.

I will add you to the Parties of Record for the Senior Project so you can be notified of the public hearing. I will address the issues you mentioned below at the Hearing. Do you mind providing me with your mailing address?

Thank you.

Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

-----Original Message-----

From: martine delmulle [mailto:martinedelmulle@hotmail.com]

Sent: Wednesday, January 13, 2016 1:10 PM

To: Amy Tarce

Subject: Re: Containers

Hello Mrs. Tarce,

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It seems the area is not something you are very familiar with so that is why I would like to invite you again to come and see the area for yourself from our perspective here on Newport way. I will be happy to let you look at the proposed development of the 6-ish story tall building- amendment requested for height- from our perspective here and see in reality for yourself what this will do to the homeowners here and the people from the Bentley house. This will be so much more enlightening then looking at something from a map.

I also would like to mention that the papers sent to few of us on November 13th 2015 do not mention that this is to be a 5 story --without amendment- building. Everybody I talk to tells me they thought it was a 1 story building. That truth is hidden in the middle of the site plan, so if you do not carefully read all the material included, it is a very misleading

notification. Hearing this is a 5-6 story building is very upsetting to all I enlighten about the truth of what would be allowed by the city to be built in that area. Just so you are aware that people have little time and read maybe one page but do not have time to scrutinize each little detail on a plan.

Hope to be able to welcome you soon to my home.

Martine

From: Amy Tarce <AmyT@issaquahwa.gov>
Sent: Tuesday, January 12, 2016 4:47 PM
To: 'martine delmulle'
Subject: RE: Containers

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However, I will go ahead and include your comments as part of the senior housing project. Thanks for the clarification.

Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

-----Original Message-----

From: martine delmulle [mailto:martinedelmulle@hotmail.com]
Sent: Tuesday, January 12, 2016 3:29 PM
To: Amy Tarce
Subject: Re: Containers

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So these comments should be directed towards the senior housing development. That is how they are intended and address the issues that this development is going to create.

I sent 2 emails and pictures to make the points clear.

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Thank you for your time.

Martine

Sent from my iPad

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> https://www.youtube.com/watch?v=O03RK_Vf7V0&index=3&list=PLJFSvQKbGsqG

> 0jm5IliHMsRbjssCH9uSW

>

> Thanks.

> Amy Tarce, AICP, Assoc. AIA

> Senior Planner

> City of Issaquah

> 425.837.3097 direct

>

>

> -----Original Message-----

> From: martine delmulle [mailto:martinedelmulle@hotmail.com]

> Sent: Thursday, December 17, 2015 11:23 AM

> To: Amy Tarce; martine delmulle

> Subject: Containers

>

> Mrs. Tarce,

>

> I think there was a misunderstanding in what I meant with container park. I did mean to ask how many other containers and other work material and structures will be put on the land where that container was put yesterday while all these apartments are being built.

>

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>

> Are buffer zones with some undeveloped land and some stretches of trees still allowed in fragile and overtaxed areas with excessive noise and traffic.

> I wonder if the development committee has lost sight of balance in the zeal of overdevelopment.

>

> Thank you for your time.

>

> Martine Delmulle

> Sent from my iPad

Amy Tarce

From: Amy Tarce
Sent: Tuesday, January 26, 2016 12:29 PM
To: 'martinedelmulle@hotmail.com'
Cc: Mary Lynch; Lucy Sloman; Dave Favour
Subject: RE:

Ms. Delmulle,

The view analysis is on sheet A00002. It's the page after the cover sheet of the plan set. I will also include the view analysis in the staff report in a larger version. The staff report will be available on Thursday. Since you are a party of record, you will receive a link to the electronic copy of the report. If you need a hard copy, we can arrange for that.

To briefly respond to your height comments, the current height regulations for this property (VR-Village Residential zone, as adopted with the Central Issaquah standards) allow building heights of 48 - 65 feet. The prior height regulations (adopted in the early 1990's) allowed building heights of 40 - 65 feet. The proposed height would have been allowed even back in the 1990s. I'd appreciate it if you share these facts with your neighbors.

My presentation at the public hearing will also include the graphics showing how this building will be seen from Newport Way. I hope you can come to the public hearing. I will include this email to the Public Comments attachment to the staff report.

Thank you.

Amy Tarce, AICP, Assoc. AIA
Senior Planner
City of Issaquah
425.837.3097 direct

-----Original Message-----

From: martine delmulle [<mailto:martinedelmulle@hotmail.com>]
Sent: Tuesday, January 26, 2016 11:28 AM
To: Amy Tarce
Subject:

Hello Mrs. Tarce,

Had Mary Lynch over this weekend and I am happy to let you know that I know what I am talking about. You might just not see when I jump from apartments 400 units to senior apartments 146 units. As you say it is confusing to talk about it as both are basically the same except that the 146 will be in a massive structure that obstructs views.

We are both wondering why the city would approve such a tall structure on this fragile land that will be a long tall wall in front of our area's face here. Totally not understandable when all people here in the area have fought for a 1 to 2 story development and nothing higher as it interferes with views and openness of the area. But citizens are not heard I guess. Just for money? What a sad state of affairs.

I wanted to ask where that view study is that you said was ordered? I have not seen anything and neither has Mary. Could you please email it to me and Mary?

Thank you. Also Bentley house would like to get it but I can forward it to them.

Looking forward to get it soon,

Thank you for your time,

Martine

Sent from my iPad